

Manor Farm (Seer Green) Management Company Limited

Registered in England No. 1249156

Registered Office: 1 Coat Wicks, Seer Green, Beaconsfield, Buckinghamshire HP9 2YR
MFCo@SeerGreen.org.uk · www.seergreen.org.uk

Minutes of the Annual General Meeting - held on 14th September 2021

Commencing at: 7.30pm
Venue: Baptist Church (Lounge), Seer Green
Directors present: Tony Brewis (TB), Colin Campbell (CC), Jen Guerin (JG)
Also present: Pat Ricketts, Ernie Ricketts, Chris Dean, Penny Brooks, Carole Hughes, Janet Beal, Paul Stewart, Janet Stewart, Darren Yates, Sally Tunstall, Mary Oswald, David Oswald, Jackie Holmes, Adrian Thomson, Linda Gladwin, Joan Cater, Jon Hilton, Christine Wright, Mahi Gill, Jaspreet Dhaliwal, Jenny Owen
Total members present – 24
Apologies: Di Bovey, Barbara Lloyd, Eileen Giles, Tricia Reeve

1. Quorum – It was noted that a quorum was present. The meeting opened at 7:35pm.

2. Chairman – Tony Brewis acted as Chairman of the meeting.

3. Directors' Report and Accounts – Colin Campbell reported on the accounts a copy of which was available to all attendees.

There was less expenditure in 2020 than 2021.

Income comes from subscription and moving fees. The main outgoings are Finland for the tree maintenance and Oaklands for our gardening. There have been emergency tree repairs and two new benches. £3000 pounds has been spent on pruning all three greens. We have spent £800 on an improved accountancy system.

There is £4666 pounds left in the bank. No further questions on finance. The accounts were accepted by the meeting.

4. Management of the Estate – Jen Guerin reported

There has been no unusual expenditure in this area over the last year. There has been no hard surfaces remedial work this year.

Tony Brewis asked for questions from the floor asking residents to let the committee know if there are any problems.

Any complaints about the roads must be channelled towards fix my street this is not the committees responsibility or remit. The council, after 12 years of nagging, have done some work on the drainage in Farmers Way car park.

It was pointed out that on the Barrards Way/Stable lane junction there is a conifer whose roots have broken the surface of the paving. The management is not responsible for pavements, this is a Council issue.

The conifer hedge on Farmers Way is affecting the pavement. Jen Guerin said that Leylandii can't be cut back as it will die. It could be cut down completely and replaced with Laurel or Holly. We would need to have a vote to see if we would want to spend that money over and above the annual fee to residents as it would be an expensive job.

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David Oswald suggested a chainsaw party. Jen will ask the gardeners for their opinion and a quote.

The new benches on the large green were much appreciated by residents.

Jen asked for help in her estate management role. Carole Hughes offered; Jen will be in touch.

5. Re-election of Directors – One proxy vote has been received from Monica Sado. Tony, Colin and Jen offered themselves up as directors for another year. These were all proposed, seconded and duly elected.

6. Service Charge - The annual maintenance fee has been kept at its present level for years. The estate is maturing exponentially and costs are rising but the annual maintenance fee hasn't gone up since 1995. The directors are unpaid. The average transfers per annum are 8 -10 which bring in £100 each.

There are two options available:

a) the charge remains the same and the maintenance is affected

b) the annual charge rises for the year 2022-2023 to £120 or £95 pounds for prompt payment

The directors believe that this rise would keep the accounts in a good place for many years. The hard surfaces are currently in good condition but will need some remedial work in 5 - 10 years. Should any extraordinary costs for unexpected items arise, the committee will need to go back to the shareholders to authorise further payments. While there is nothing evident at the moment we can't know in advance what might occur. This proposed rise compares favourably with council tax. Many thanks to Colin and Jen for their hard work in keeping the Estate looking so good and at a reasonable cost.

7. Thanks to Janet and Paul Stewart – Tony introduced Janet and Paul who have volunteered to assist with administration.

Since their input, they have relaunched Manorism and built a new website. Both of these are huge improvements. The Manorism newsletter is now going out on a Mail Chimp so it is important that all email addresses are kept up to date.

Janet asked for ideas of articles to be included in future newsletters

Any Other Business – Jen Guerin: There continues to be a problem with unwanted garden waste on Manor Farm land. This is very anti-social behaviour please speak to your neighbours and ask them to take any garden waste to the council dump. We have to pay £150 if Oakland clear it. It is possible to get a green council bin for a small cost which would really avoid unwanted waste collecting in communal areas.

Jon Hilton: the government are proposing phasing out gas boilers from 2028. There is a potential for an estate wide direct ground source heating system all be it at a significant cost. Could this work on our communal greens? Janet asked John to send some information to be included in the next Manorism newsletter. Jen needed convincing that they were effective.

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Adrian Thompson: what tree work is going to be undertaken next year? Jen replied that the silver birches are to be trimmed

The issue of parking on the junction of School Lane and Stable Lane was brought up. Cars who park there make that junction very dangerous. It is up to residents to report any illegal parking to the council by taking photos. Some notices have been put on cars very close to the junction to remind the owners of the danger that they are causing.

Mary Oswald: there have been many cars parking opposite junctions generally just inconsiderate parking.

Jackie Holmes: Jackie talked about the parking outside the bungalows at the end of Farmers Way. Would it be possible to reduce the pavement to enable another car to park? Jen Guerin replied saying that it is a Council issue. There shouldn't be any cars parked there as it is a turning area but the Farmers Way car park is often full.

David Oswald said that the garages were built for smaller cars. This does not mean that we can't park courteously. It was suggested that there should be an article about parking in the next Manorism

Tony Brewis commented on the good turn out and thanked everyone for attending and for their input and support.

The meeting closed at 8.34pm.

Janet Stewart

MFCO Admin

(approved by the Board)